

PROJECT APPLICATION FORM – 2011

RECEIVED

Applicant: Town of Acton, Municipal Properties

Submission Date: 10/1/10

Applicant's Address, Phone Number and Email

Purpose: (Please select all that apply) NOV 1 5 2010

472 Main Street, Acton

978-929-7744

dcharter@acton-ma.gov

☐ Open Space

☐ Community Housing

☐ Historic Preservation

☐ Recreation

Town of Acton

Planning Department

Town Committee (if applicable):

Project Name: Town Hall window restoration (second floor)

Project Location/Address: 472 Main Street

Amount Requested: \$ 75,000

Project Summary: In the space below, provide a brief summary of the project.

This application requests the sum of \$75,000 for the rehabilitation and restoration of the windows on the second floor, mezzanine, and belfry of the historic portion of the Town Hall, built in 1864, which is in the Acton Center Historic District. The building was listed in the National Register in 1983. This project will also include the installation of wooden storm windows on the mezzanine and belfry levels. These windows are the rope and sash weight type, and still have quite a bit of the original wavy glass. It appears that the windows have never been restored, only repeatedly repainted. White aluminum triple track storm/screen windows were added in the 1970s.

The April, 2010 Town Meeting approved the expenditure of up to \$50,000 in CPA historic preservation funds for work primarily on the first floor. That work was put out to public bid, and fourteen windows on the first floor have been completely restored, and a total of 28 operable wooden storm windows added to the first and second floor; the cost of that work was \$49,750.

If funds are approved in April, 2011, the project will be put out to public bid under MGL Chapter 149, with the intention of completing the work prior to the end of November, 2011. The work that will be done would be the restoration and rehabilitation of the movable sash for the windows in the Faulkner Room, the second floor lobby, the mezzanine, and the belfry. When this work is complete we will have restored and installed storm windows on all windows in the historic portion of the building.

The amount of \$75,000 is requested for this portion because the windows on the second floor are 20% larger than the ones of the first floor, and the access is more difficult. Access is also more difficult for the windows in the mezzanine and belfry, and some of those windows are in poor shape and might have to be completely rebuilt. The bids received in early 2010 were very favorable to us, but if there is an upturn in the economy the prices might be higher in 2011.

Estimated Date for Commencement of Project: July 2011

Estimated Date for Completion of Project: December, 2011

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET
BOSTON, MA 02116

AREA	FORM NO.
8	97

Photo (3"x3" or 3"x5", black and white) Indicate address of property on back of photo. Staple to left side of form.

Town ACTON

Address 482 Main Street

Historic Name Acton Town Hall

Use: Present public institutional

Original public institutional

DESCRIPTION

Date 1862

Source Phalen / marker

Style Italianate

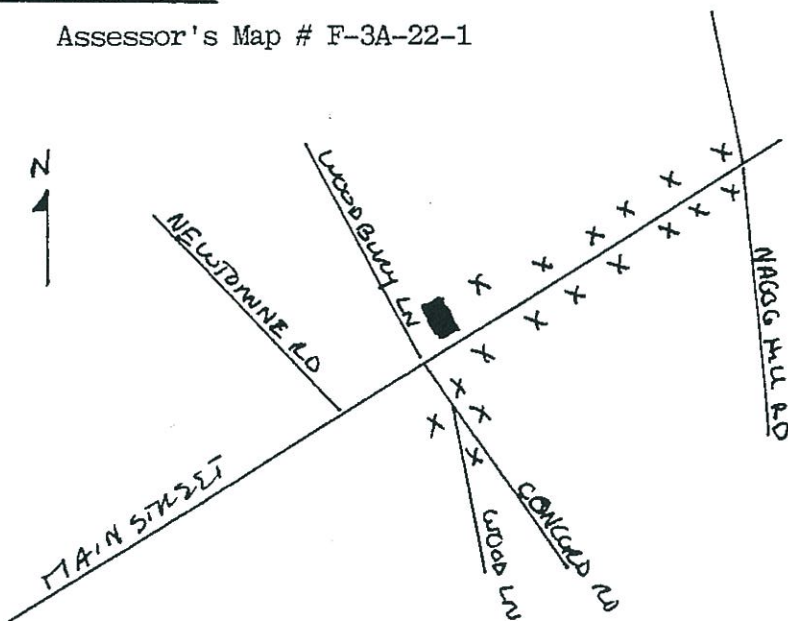
Architect unknown

Exterior Wall Fabric wood clapboard

Outbuildings none

Sketch Map: Draw map showing property's location in relation to nearest cross streets and/or geographical features. Indicate all buildings between inventoried property and nearest intersection(s). Indicate north

Assessor's Map # F-3A-22-1



Major Alterations (with dates) major

addition 1987-1988

Condition good

Moved no Date n/a

Acreage less than one acre

Setting At Town center - opposite Common among 19th century dwellings and other civic buildings. Well established setting large parking area behind building

Recorded by Gretchen G. Schuler

Organization Acton Historical Commission

Date March 1990

UTM REFERENCE _____

USGS QUADRANGLE _____

SCALE _____

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community:

ACTON

Form No:

B-97

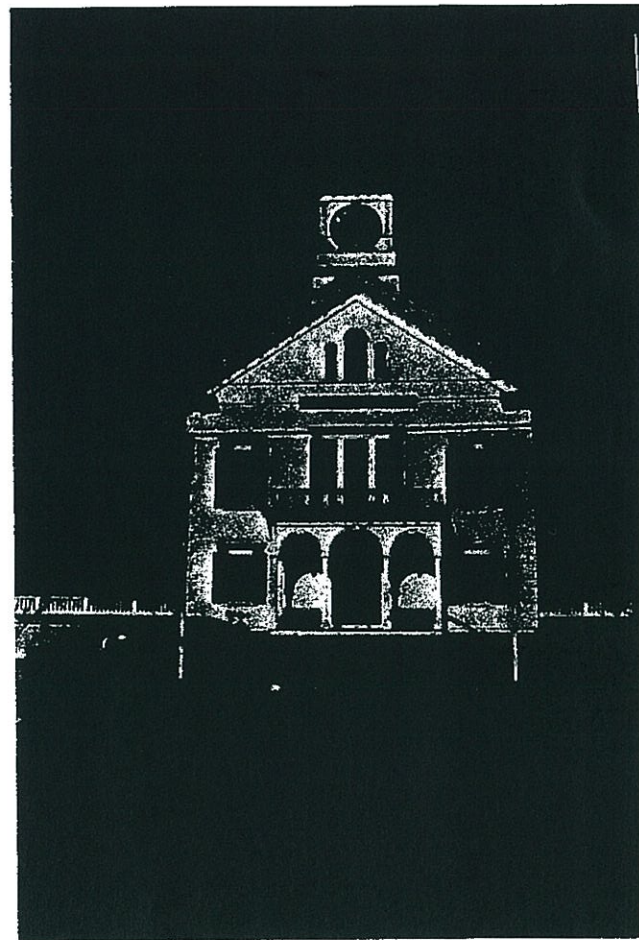
Property Name: 482 Main St

Indicate each item on inventory form which is being continued below.

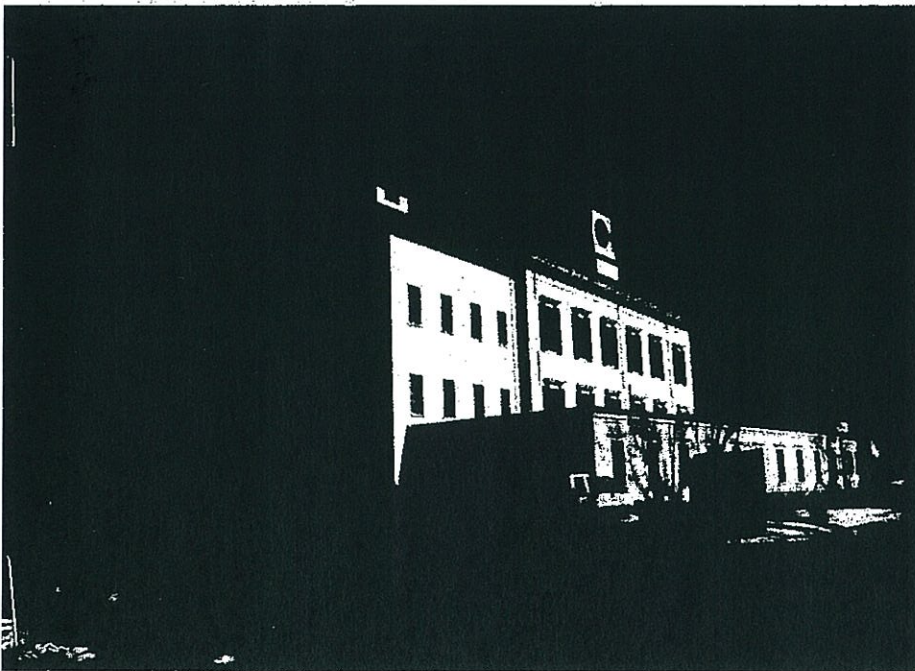


Town Hall

Main facade
looking southwest



Main facade
looking from
Common



Rear elevation

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NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

LISTED ON THE NATIONAL REGISTER IN 1983
ACTON CENTRE HISTORIC DISTRICT

ARCHITECTURAL SIGNIFICANCE Describe important architectural features and evaluate in terms of other buildings within the community.

SEE CONTINUATION SHEET

HISTORICAL SIGNIFICANCE Explain the role owners played in local or state history and how the building relates to the development of the community.

Acton Centre, once known as Acton Village, developed as the civic and institutional center of the large sprawling town which has several 19th century village centers. Acton Centre took on its suburban institutional form around an elongated Common from 1806 when the Second Meeting House was built and several local citizens bought surrounding farms and laid out house lots and built an hotel and some commercial buildings around the Common. The only industrial site was a shoe factory (no longer extant) opposite the Common. Most Acton industrial properties were located in South and West Acton due to the water power and location of the railroad in 1844 both of which bypassed Acton Centre. Subsequent development included the Evangelical Church, the Town Hall replacing the Second Meeting House, and finally the Library as well as many mid-19th century Greek Revival houses for artisans and professionals. Acton Centre is the approximate geographic center of Acton and appropriately remains the civic center.

SEE CONTINUATION SHEET

BIBLIOGRAPHY and/or REFERENCES

Atlas/Map: 1870, 1875, 1889.
Fletcher, Acton In History, 1890.
Phalen, History of the Town of Acton, 1954.
National Register Nomination, MHC, 1983.
Notebooks, Acton Library.

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community:
ACTON

Form No:

B-97

Property Name:

482 Main Street

Indicate each item on inventory form which is being continued below.

ARCHITECTURAL DESCRIPTION - 482 MAIN STREET

The Italianate 2 1/2 story gable front Town Hall, located opposite the Common at the core of Acton Centre, has a 3-bay main facade, a decorative entrance porch, and a two stage cupola at the gable peak. The main block is six bays deep and do has a 3 1/2 story gable end rear ell, 4-bays deep built into the slope of the ground and fitted into the gable end of the main block. There are flanking 1-story ells which run the length of both blocks. From Main Street the dressed granite walls of the flanking ells are low and appear to be open porches or terraces with a plain balustrade trimming the front edge. Due to the landscaping and the slope of the ground the rear ell and flanking side ells are not intrusive upon the architecture of the Town Hall viewed from Main Street. The size of them is evident from the parking lot at the rear of the building. The Town Hall is constructed on a granite block foundation and has clapboard siding. The trim that is carried throughout the main block includes a molded ovolo watertable, corner blocks or quoins, and a raking cornice and eave overhang supported by simple brackets.

The 3-bay main facade has characteristic Italianate details including a bracketed raking molded cornice and returns, and a dominant central bay of a Palladian-Style window with three roundheaded sash, the center of 6/6 flanked by 4/4 sash. in the gable peak, a 3-part window with similar sash configuration and with narrow shutters at the second story, and a double leaf entrance door with an accentuated frieze and a projecting lintel with paired brackets extending from the flanking pilaster caps. This first story central bay is marked by the 3-part open entrance porch over which there is a balustraded balcony. The three arches of the entrance porch have keystone blocks and round drop finials centered at each arch, of which the center is slightly taller or deeper than the flanking and side arches. These arches spring from chamfered columns with lambs tongue stops, square molded bases and caps. Each arch is outlined with a beaded ridged molding. Three wide steps of dressed granite lead to the open decorative porch. The first and second story flanking bays have 6/6 sash, projecting bracketed lintels and wood louvered shutters. Above the second story central bay in line with the cornice returns is a signboard reading "Acton Town Hall".

The cupola is a prominent feature of the main facade and rests on the gable peak. The two staged square tower has flush board siding, a boxed closed cornice outlining the top of the base or first stage, corner pilasters with roundheaded recessed panels, and a bracketed raking cornice. The concave pyramidal top is surmounted by a weathervane. Each of the side panels of the second or main stage has a clock face.

Each long side of the main block has six bays up and down, each with 6/6 sash, projecting bracketed lintels and shutters. The rear ell is four bays deep and has 6/6 windows with narrow plain frames and no shutters. Two stories of the 3-story sides are visible. The bottom level, or raised basement, is covered by the 1-story flanking side ells which display dressed granite block walls topped by the plain balustrades at the front of the building, granite walls punctuated by two small 6/6 windows, behind which there are ten bays of 6/6 sash with projecting lintels, set in flush board siding.

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INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community:

ACTON

Form No:

B-97

Property Name: 482 Main Street

Indicate each item on inventory form which is being continued below.

ARCHITECTURAL DESCRIPTION (continued)

The rear elevation, with gable end facing the parking lot has a plain molded cornice with narrow returns and narrow cornerposts. The five bay side has a central bay with recessed entrance with modern double fire doors and transom, and two flanking 6/6 windows at the raised basement or ground level. Identical first and second story fenestration includes a 3-part central bay of three identical 6/6 sash and two 6/6 windows on each side of the central bay. A signboard flanked by flagpoles is between the central bays of the first and second story. A third story has two round oculi windows with spoke wheel mullions. In the gable peak is a plain 6/6 window.

HISTORICAL STATEMENT

The 1863 Italianate Town Hall is located on the site of the Second Meeting House which had been built at the core of Acton Centre in 1806 and burned in 1862. The First Meeting House, where town business and worship were conducted, was located at Meeting House Hill, 510 Main Street. The devastating fire that took the second meeting house which had recently been taken over by the town, was lost in a fire that devastated the center including Jonathan Fletcher's shoe factory, a hotel, store, and tailor shop. Immediately a committee to build a new town hall was established and included Daniel Wetherbee, David Handley, Samuel Hosmer, Adelbert Mead, James Tuttle, and Cyrus Fletcher. Although the first vote of their recommendations was negative, before the end of 1862 town meeting had reversed its stand and voted to build a new town hall at the site of the burned second meeting house.

The Town Hall had a lower hall which was the armory for Davis Guards. The construction of the town hall restored the sense of a center and Fletcher rebuilt his shoe factory at the same time that John E. Cutter rebuilt the hotel, known as the Monument House, situated on the southeast corner of the Common. Both burned again in 1893, a fire which did not cross Main Street to harm the Italianate Town Hall.

The Town Hall was substantially remodelled and the additions were constructed to ensure continued use by the town offices. Architect, Robert Neilly was responsible for the rehabilitation and new design in 1987-1988.

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